

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**  
**1, 2, & 3**  
**BOARD MINUTES – October 19, 2023**

**CALLED TO ORDER:** 7:05p.m. by Bonnye Johnson, HOA Board Vice President

**ROLL CALL:** Board Members present were Reginald Faulkner, Dwight Dwornik, Denise Gray, Bonnye Johnson, Deborah Tero

**REVIEW AND APPROVED LAST MONTH'S MINUTES:**

September 21, 2023, minutes were read and approved. Motion made by Deborah Tero to approve, seconded by Reginald Faulkner, approved unanimously by Board. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

**LEGAL COUNCIL REPORT:**

Bonnye Johnson reported on need to look for another legal council due to overcharging by Brady with no significant results and lack of cooperation on their part.

**MANAGEMENT:** No Report

**FINANCIAL REPORT:**

Dwight Dwornick reported the following balances:

Checking: \$2881.33  
Reserve: \$6,342.88  
New Home Checking: \$39,925.00  
Total: \$49149.20

Current Outstanding Assessments: \$100,742.49

**ARCHITECTURAL REVIEW COMMITTEE REPORT:**

No Report

**FACILITIES REPORT:**

Dwight Dwornik reported:

1. Entry signs and picket fencing behind them are currently being worked on. Poplar entrance is completed.
2. Split rail fence at club house and Hickory at the park entrance have been removed
3. Bids for fixing low voltage lighting at the clubhouse is proving difficult at this time.
4. Fountain will be removed and stored November 1

**CODE ENFORCEMENT REPORT:**

No Report

**BEAUTIFICATION COMMITTEE:**

No report

**Membership Participation:**

Concerns of 2022 special assessment late fees again discussed. They will be removed as late fees are not allowed on special assessments. Bonnye Johnson will again follow up with ARMS to see that this is done. Concerns also raised regarding fines for solar panels, the state of Illinois approves solar panels and that supersedes HOA rules and regulations so they must be allowed. However anytime major work is to be done to the exterior of your home the proposal must be submitted to Architectural Review. Submission forms are on the website.

**Executive Session:**

2024 budget reviewed and passed. Motion made by Denise Gray, seconded by Deborah Tero, unanimously passed.

Reviewed September's executive session items that were tabled and later voted and approved via email were reviewed:

- Increase annual assessment from \$375 to \$400
- Reviewed Members in arrears status
- Revised assessment late fees and violation fining processes to be implemented 2024
  - Assessment late fees: Initial one-time fee from \$50 to \$75 then \$50 per month until assessments and fees are paid in full
  - Violation fines: \$50 per month until violations are corrected and fines are paid in full
    - Hearings will no longer be conducted, there will be limited time after monthly general meeting to address the indicated violation. Compliance will be checked on the next tour, if no improvements have been made and no contact with ARMS or the board then the fining process will be implemented.

Meeting Adjourned 8:30p.m.